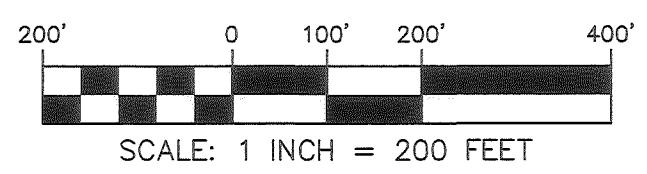
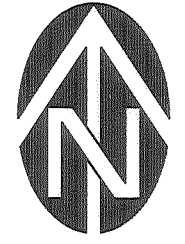


1148-88 4515 489



# SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"  
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141  
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON  
DATE: JANUARY 14, 2021

PLAT BOOK VOLUME 4515 PAGE 489  
1148 88

## LEGEND

- SET 5/8" x 30" IR W/YPC MARKED "WESTLAKE CONSULTANTS". SET ON JANUARY 14, 2021.
- ⊗ SET 5/8" x 30" IR W/YPC MARKED "WESTLAKE CONSULTANTS" TO BE SET WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- FOUND MONUMENT AS NOTED (AT GRADE UNLESS OTHERWISE NOTED)
- ⊙ FOUND 5/8" IR W/YPC MARKED "OTAK INC." PER (1) (AT GRADE UNLESS OTHERWISE NOTED)
- FOUND 2" ALUMINUM CAP "OTAK INC." PER (1) (AT GRADE UNLESS OTHERWISE NOTED)

[DATA(#)] RECORD DATA REFERENCE  
{DATA(#)} RECORD AND MEASURED DATA REFERENCE  
(#) RECORD SURVEY DATA REFERENCE NUMBER  
(D#) RECORD DEED DATA REFERENCE NUMBER  
COS CITY OF SALEM  
CR COUNTY ROAD  
ESMT EASEMENT  
IP IRON PIPE  
IR IRON ROD  
W/YPC WITH YELLOW PLASTIC CAP  
MCSR MARION COUNTY SURVEY RECORDS  
MCPR MARION COUNTY PLAT RECORDS  
MCDR MARION COUNTY DEED RECORDS  
RETP "RENEWABLE ENERGY AND TECHNOLOGY PARK" REEL 3124, PAGE 109 BOOK OF TOWN PLATS VOLUME H47, PAGE 18

PGE PORTLAND GENERAL ELECTRIC  
P.P. PARTITION PLAT, MCPR  
PUE PUBLIC UTILITY EASEMENT  
PSWE PUBLIC SIDEWALK EASEMENT  
PWLE PUBLIC WATERLINE EASEMENT  
PSSE PUBLIC SANITARY SEWER EASEMENT  
REEL, PAGE MCDR REFERENCE  
SDE STORM DRAIN EASEMENT  
SWE SIDEWALK EASEMENT  
WLE WATERLINE EASEMENT  
----- EASEMENTS AS NOTED/SHOWN  
----- CENTERLINE OF EASEMENTS

## SURVEY REFERENCES

- (1) "RENEWABLE ENERGY AND TECHNOLOGY PARK" (VOLUME H47 PAGE 18, MCPR)
- (2) MCSR 8350
- (3) MCSR 37663
- (4) MCSR 28597
- (5) PARTITION PLAT 2009-9 (REEL 3034 PAGE 344, MCDR)
- (6) MCSR 25063
- (7) MCSR 20475

## DEED REFERENCES

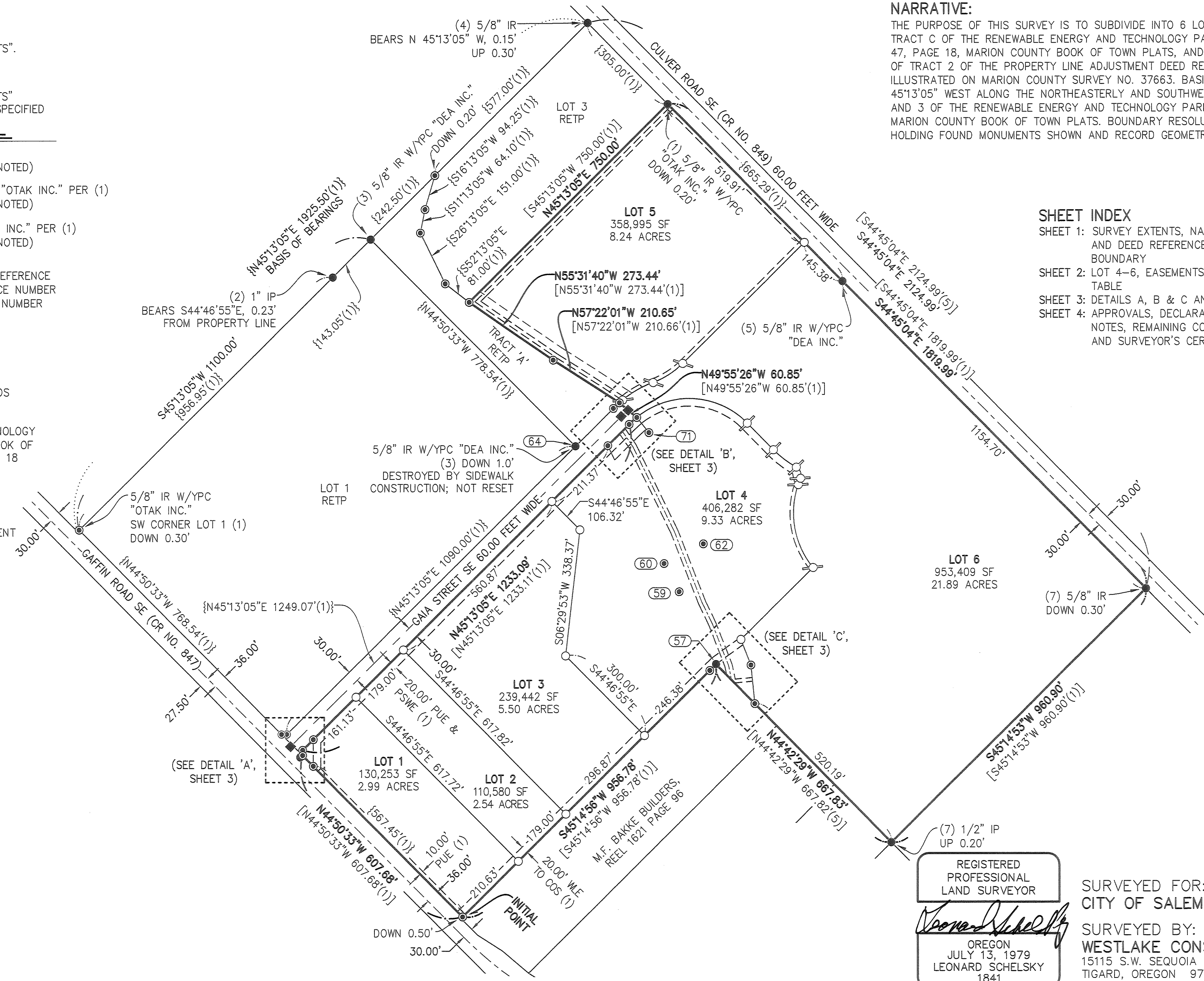
- (D1) REEL 3066 PAGE 141, MCDR

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 6 LOTS, LOT 2, TRACT B AND TRACT C OF THE RENEWABLE ENERGY AND TECHNOLOGY PARK SUBDIVISION, VOLUME 47, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS, AND THAT REMNANT PORTION OF TRACT 2 OF THE PROPERTY LINE ADJUSTMENT DEED REEL 3066, PAGE 141, AS ILLUSTRATED ON MARION COUNTY SURVEY NO. 37663. BASIS OF BEARINGS IS SOUTH 45°13'05" WEST ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINE OF LOTS 1 AND 3 OF THE RENEWABLE ENERGY AND TECHNOLOGY PARK, VOLUME 47, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS. BOUNDARY RESOLUTION WAS ESTABLISHED BY HOLDING FOUND MONUMENTS SHOWN AND RECORD GEOMETRY PER SAID PLAT.

## SHEET INDEX

- SHEET 1: SURVEY EXTENTS, NARRATIVE, LEGEND, SURVEY AND DEED REFERENCES, EASEMENTS AND PLAT BOUNDARY
- SHEET 2: LOT 4-6, EASEMENTS, POINT TABLE AND CURVE TABLE
- SHEET 3: DETAILS A, B & C AND CURVE TABLE
- SHEET 4: APPROVALS, DECLARATIONS, ACKNOWLEDGEMENT, NOTES, REMAINING CORNER MONUMENTATION AND SURVEYOR'S CERTIFICATE



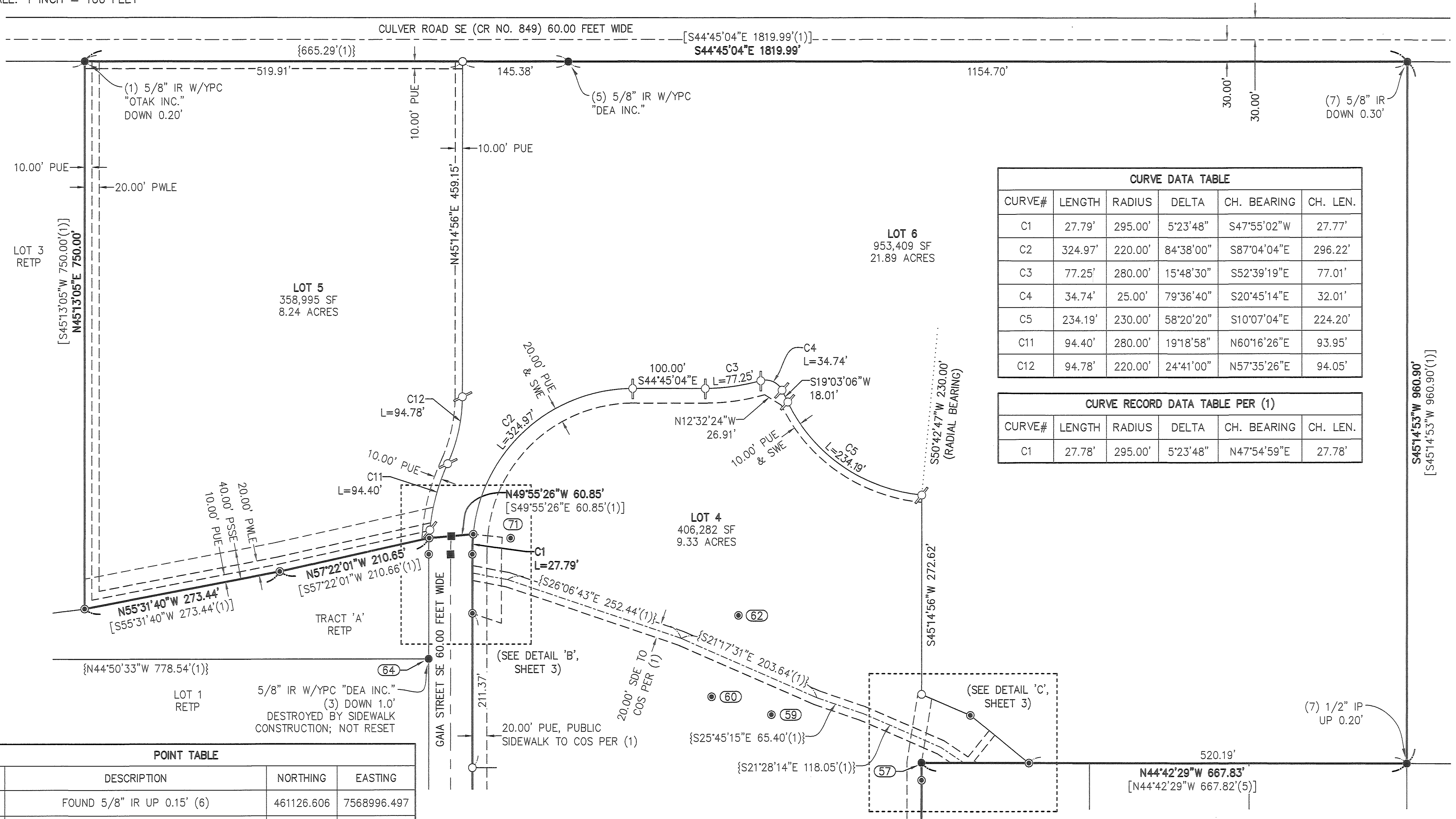
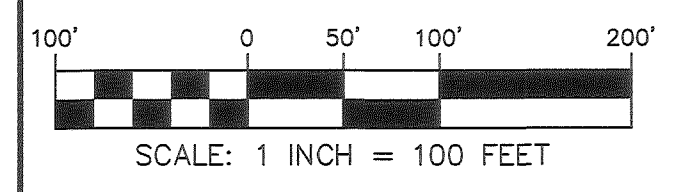
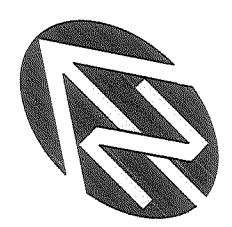
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Leonard Schelsky*  
OREGON  
JULY 13, 1979  
LEONARD SCHELSKY  
1841  
RENEWALS: 06-30-2022

SURVEYED FOR:  
CITY OF SALEM  
SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652  
SHEET 1 OF 4  
1799-061F-PH2.DWG

148-88

# SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"  
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141  
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON  
DATE: JANUARY 14, 2021



CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	27.79'	295.00'	5°23'48"	S47°55'02"W	27.77'
C2	324.97'	220.00'	84°38'00"	S87°04'04"E	296.22'
C3	77.25'	280.00'	15°48'30"	S52°39'19"E	77.01'
C4	34.74'	25.00'	79°36'40"	S20°45'14"E	32.01'
C5	234.19'	230.00'	58°20'20"	S10°07'04"E	224.20'
C11	94.40'	280.00'	19°18'58"	N60°16'26"E	93.95'
C12	94.78'	220.00'	24°41'00"	N57°35'26"E	94.05'

CURVE RECORD DATA TABLE PER (1)					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	27.78'	295.00'	5°23'48"	N47°54'59"E	27.78'

POINT TABLE			
POINT#	DESCRIPTION	NORTHING	EASTING
57	FOUND 5/8" IR UP 0.15' (6)	461126.606	7568996.497
59	FOUND 5/8" IR W/YPC MARKED "OTAK INC." (1)	461319.617	7568897.750
60	FOUND 5/8" IR W/YPC MARKED "OTAK INC." (1)	461395.388	7568857.438
62	FOUND 5/8" IR W/YPC MARKED "OTAK INC." (1)	461447.466	7568962.379
64	5/8" IR W/YPC "DEA INC." DOWN 1.0' (3) DESTROYED BY SIDEWALK CONSTRUCTION; NOT RESET	461708.189	7568619.967
71	FOUND 5/8" IR W/YPC MARKED "OTAK INC." (1)	461744.751	7568816.640

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Leonard Schelsky*  
OREGON  
JULY 13, 1979  
LEONARD SCHELSEY  
1841  
RENEWS: 06-30-2022

SURVEYED FOR:  
CITY OF SALEM  
  
SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652  
1799-061F-PH2.DWG  
SHEET 2 OF 4

1-148-88

# SALEM BUSINESS CAMPUS

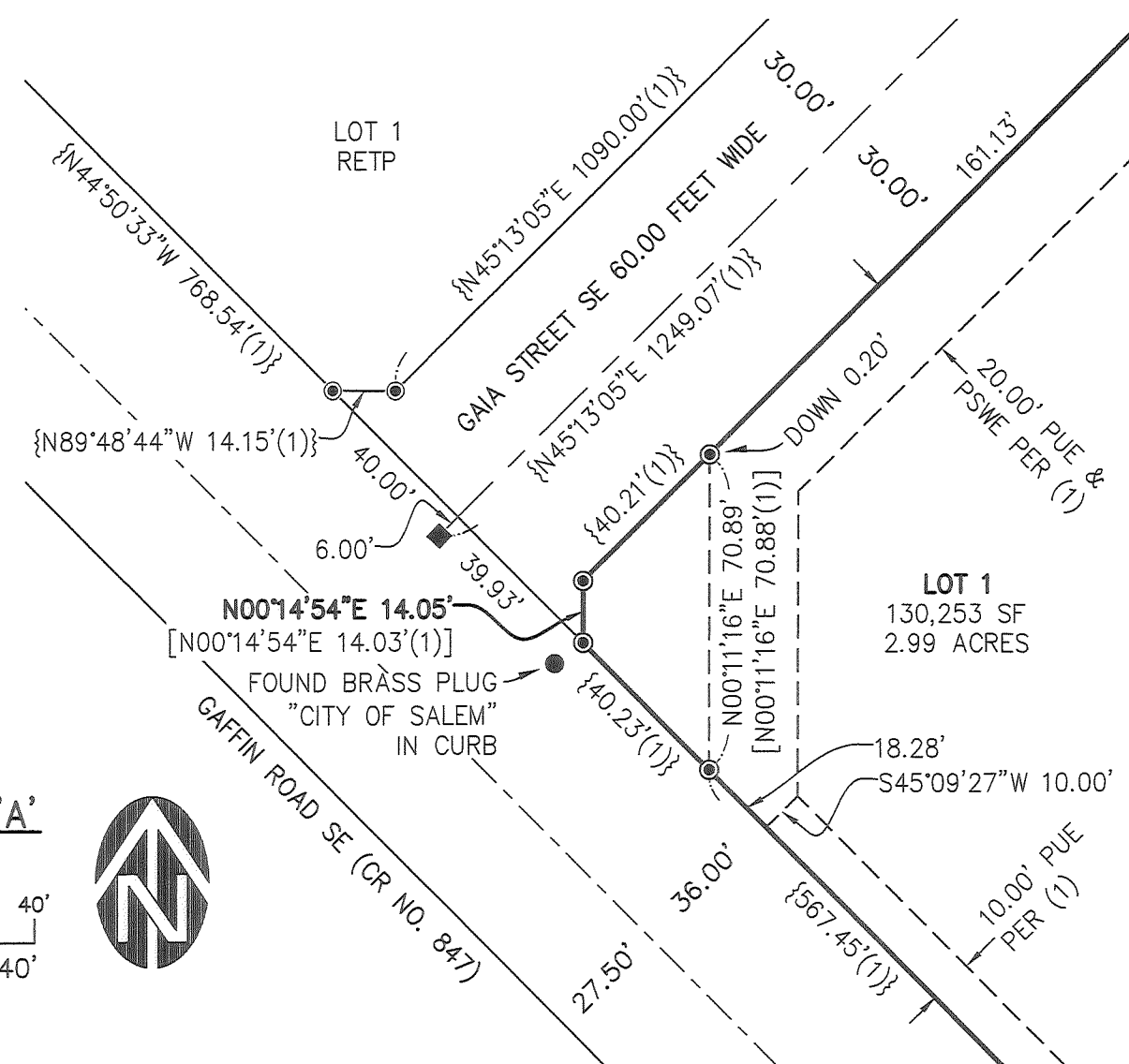
PLAT BOOK VOLUME 1-148 PAGE 88

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"  
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141  
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

DATE: JANUARY 14, 2021

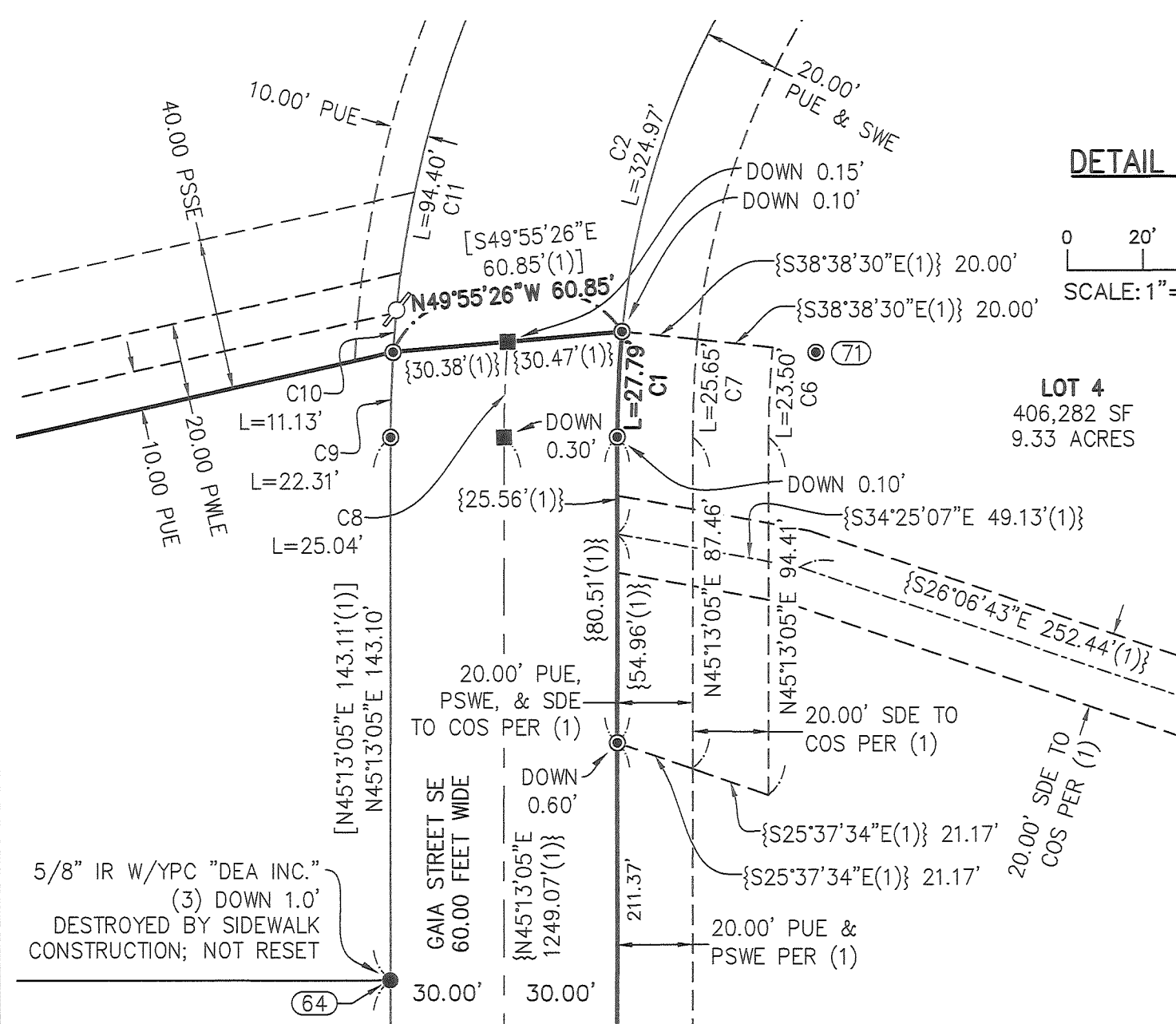
DETAIL 'A'

0 20' 40'  
SCALE: 1"=40'



DETAIL 'B'

0 20' 40'  
SCALE: 1"=40'



CURVE DATA TABLE

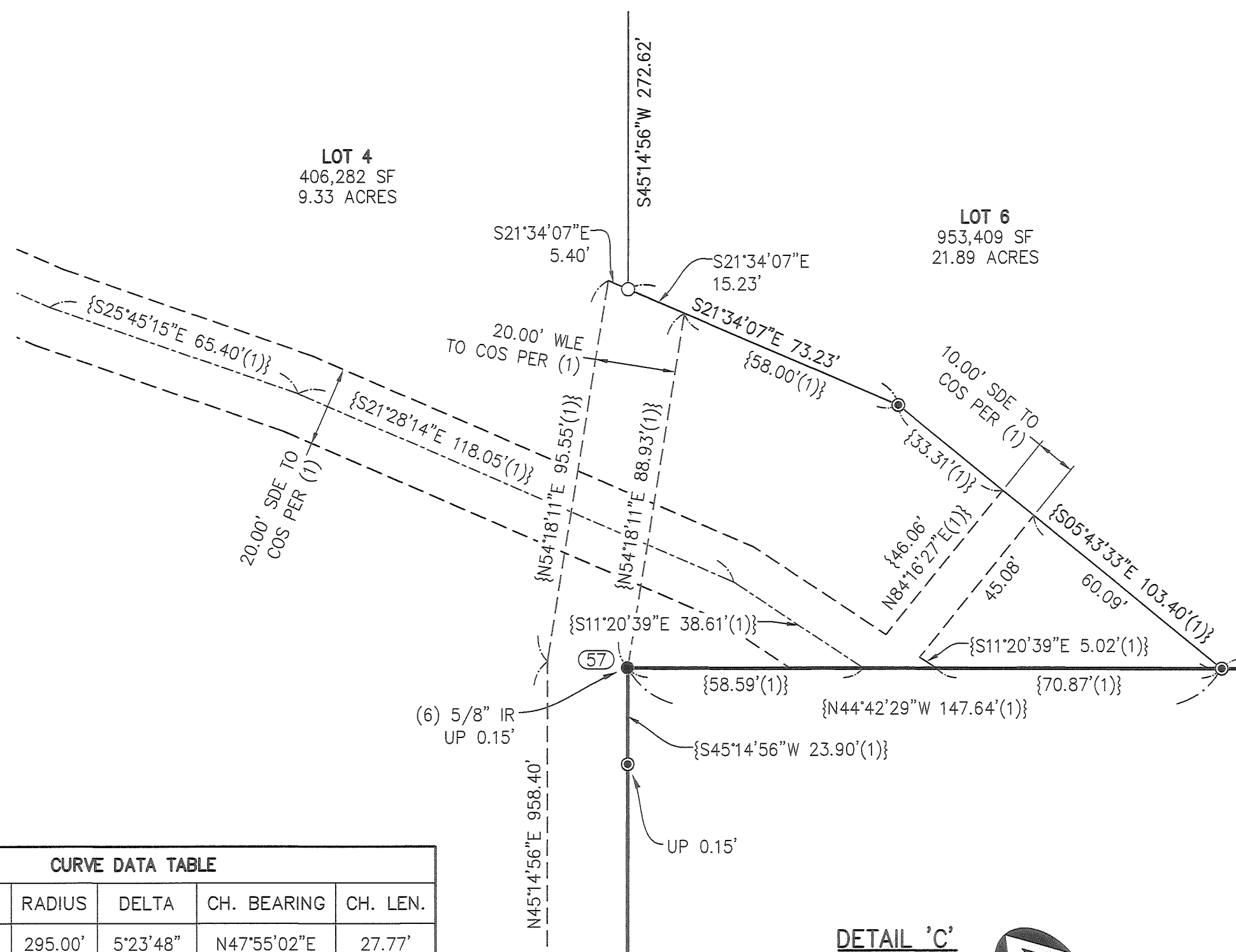
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	27.79'	295.00'	5°23'48"	N47°55'02"E	27.77'
C2	324.97'	220.00'	84°38'00"	S87°04'04"E	296.22'
C6	23.50'	255.00'	5°16'52"	N47°51'31"E	23.50'
C7	25.65'	275.00'	5°20'37"	N47°53'23"E	25.64'
C8	25.04'	325.00'	4°24'55"	N47°25'32"E	25.04'
C9	22.31'	355.00'	3°36'03"	N47°01'06"E	22.31'
C10	11.13'	355.00'	1°47'49"	N49°43'03"E	11.13'
C11	94.40'	280.00'	19°18'58"	N60°16'26"E	93.95'

CURVE RECORD DATA TABLE PER (1)

CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	27.78'	295.00'	5°23'48"	S47°54'59"W	27.78'
C8	25.04'	325.00'	4°24'51"	N47°25'31"E	25.03'
C9	22.31'	355.00'	3°36'00"	N47°01'05"E	22.30'

DETAIL 'C'

0 15' 30'  
SCALE: 1"=30'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Leonard Schelsky*  
OREGON  
JULY 13, 1979  
LEONARD SCHELSKY  
1841  
RENEW: 06-30-2022

SURVEYED FOR:  
CITY OF SALEM

SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652

SHEET 3 OF 4

1799-061F-PH2.DWG



H48-88

PLAT BOOK VOLUME H48 PAGE 88

## SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"  
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141  
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

DATE: JANUARY 14, 2021

## DECLARATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF SALEM, AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED, AND THE PROPERTY SUBDIVIDED AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN AND NOTED HEREON.

Steven D. Powers  
STEVEN D. POWERS - CITY MANAGER

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF MARION } SS

ON THE 29<sup>th</sup> DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN POWERS, WHO BEING FIRST DULY SWORN, DID SAY THAT HE IS CITY MANAGER OF CITY OF SALEM, AND THAT SAID INSTRUMENT WAS EXECUTED ON BEHALF OF SAID CITY, AND HEREBY ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Tamela Lyn Carpenter  
NOTARY SIGNATURE

Tamela Lyn Carpenter  
NOTARY PUBLIC-OREGON

COMMISSION NO: 979698

MY COMMISSION EXPIRES: October 9, 2022

## REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN REEL \_\_\_\_\_ AT PAGE \_\_\_\_\_, MARION COUNTY DEED RECORDS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MARION COUNTY SURVEYOR

## NOTES

THIS PLAT IS SUBJECT TO:

1. THE CONDITIONS IMPOSED BY THE CITY OF SALEM IN CASE FILE NUMBER SUB-ADJ09-02MOD2 WITH AN EFFECTIVE DATE OF OCTOBER 30, 2020 AS RECORDED IN REEL 4472, PAGE 116, MARION COUNTY DEED RECORDS.
2. IMPROVEMENT AGREEMENT AS RECORDED IN REEL 4469, PAGE 455, MARION COUNTY DEED RECORDS.
3. GAFFIN ROAD REIMBURSEMENT DISTRICT AS RECORDED IN REEL 4309, PAGE 210, MARION COUNTY RECORDS.

## APPROVALS

APPROVED THIS 1<sup>st</sup> DAY OF July, 2021  
CITY OF SALEM PLANNING

BY: Dirk A. Ogle  
PLANNING ADMINISTRATOR

APPROVED THIS 1<sup>st</sup> DAY OF JULY, 2021

BY: Paul M. Hall  
SALEM CITY SURVEYOR

APPROVED THIS 14<sup>th</sup> DAY OF July, 2021

MARION COUNTY ASSESSOR Tom Schlegel by Kay Branden

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID THRU June 30<sup>th</sup>, 2022

APPROVED THIS 14<sup>th</sup> DAY OF July, 2021

REX WEISNER  
By: Notasha McVey  
MARION COUNTY TAX COLLECTOR

STATE OF OREGON }  
COUNTY OF MARION } SS

I DO HEREBY CERTIFY THAT THIS ~~PLAT~~ <sup>\*Subdivision</sup> PLAT WAS RECEIVED FOR RECORD ON THE 16 DAY OF July, 2021, AT 9:33 O'CLOCK, A.M., AND RECORDED IN THE BOOK OF TOWN PLATS, VOLUME H48, PAGE 88. IT IS RECORDED IN MARION COUNTY DEED RECORDS IN REEL 4515, PAGE 489.

BILL BURGESS MARION COUNTY CLERK

BY: Bill Burgess  
DEPUTY COUNTY CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Dan Beard  
CHAIRPERSON OR VICE CHAIRPERSON, MARION COUNTY BOARD OF COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, LEONARD SCHELSKY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PLAT OF "SALEM BUSINESS CAMPUS", BEING A REPLAT OF LOT 2, TRACT 'B' AND TRACT 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK" SUBDIVISION (RECORDED IN VOLUME H47, PAGE 18, MARION COUNTY PLAT RECORDS) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141, MARION COUNTY DEED RECORDS, IN THE NORTHWEST AND SOUTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, MARION COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT", BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "OTAK INC." AT THE SOUTHEAST CORNER OF SAID LOT 2 AND ALSO BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF GAFFIN ROAD SE (COUNTY ROAD NO. 847);

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 44°50'33" WEST, 607.68 FEET TO THE SOUTHWEST CORNER OF TRACT 'C' OF SAID SUBDIVISION;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF SAID TRACT 'C', NORTH 00°14'54" EAST, 14.05 FEET TO THE NORTHWEST CORNER THEREOF AND AN ANGLE POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF GAIA STREET SE;

THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, NORTH 45°13'05", EAST 1233.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, THROUGH A CENTRAL ANGLE OF 05°23'48" (CHORD BEARS NORTH 47°55'02" EAST, 27.77 FEET), AN ARC LENGTH OF 27.79 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY AND THE MOST NORTHERLY CORNER OF TRACT 'B' OF SAID SUBDIVISION, ALSO BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, CONCAVE SOUTHEAST, A RADIAL LINE FROM WHICH BEARS SOUTH 39°23'03" EAST;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF GAIA STREET SE, NORTH 49°55'26" WEST, A DISTANCE OF 60.85 FEET TO THE MOST NORTHERLY CORNER OF SAID RIGHT-OF-WAY, ALSO BEING THE MOST EASTERLY CORNER OF TRACT 'A' OF SAID SUBDIVISION;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE MOST EASTERLY NORTH LINE OF SAID TRACT 'A', NORTH 57°22'01" WEST, A DISTANCE OF 210.65 FEET;

THENCE, NORTH 55°31'40" WEST, A DISTANCE OF 273.44 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 OF SAID SUBDIVISION;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 3, NORTH 45°13'05" EAST, A DISTANCE OF 750.00 FEET TO THE EAST CORNER OF SAID LOT 3, ALSO BEING A ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CULVER ROAD SE AS SHOWN ON COUNTY ROAD NO. 849;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 44°45'04" EAST, A DISTANCE OF 1819.99 FEET TO THE EAST CORNER OF TRACT 2 AS SHOWN ON REEL 3066, PAGE 141, MARION COUNTY DEED RECORDS;

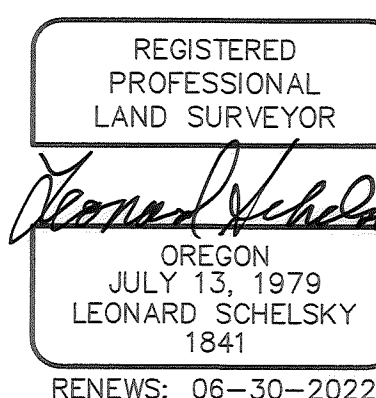
THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE MOST SOUTHEASTERLY LINE OF SAID TRACT 2, SOUTH 45°14'53" WEST, A DISTANCE OF 960.90 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 2;

THENCE LEAVING SAID LINE AND ALONG THE MOST NORTHERLY SOUTH LINE OF SAID TRACT 2, NORTH 44°42'29" WEST, A DISTANCE OF 667.83 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO M.F. BAKKE BUILDERS, AS RECORDED IN REEL 1621, PAGE 96, MARION COUNTY DEED RECORDS;

THENCE ALONG THE MOST NORTHWESTERLY LINE OF SAID TRACT, SOUTH 45°14'56" WEST, A DISTANCE OF 956.78 FEET TO THE INITIAL POINT.

CONTAINING 50.48 ACRES, MORE OR LESS.

PER ORS 92.070(2), I ALSO CERTIFY THAT THE REMAINING CORNER MONUMENTATION WITHIN THIS SUBDIVISION PLAT SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF IMPROVEMENTS OR ONE YEAR FOLLOWING RECORDING OF THIS PLAT, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH ORS 92.060(5).



SURVEYED FOR:  
CITY OF SALEM

SURVEYED BY:  
WESTLAKE CONSULTANTS, INC.  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652

1799-061F-PH2.DWG

SHEET 4 OF 4